

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

VGTM UDA, Vijayawada – Change of Land Use from Agriculture use, Recreational use & Water bodies use to Residential use (for construction of houses under Jawaharlal Nehru National Urban Renewal Mission Programmam) in R.S.No.157,163,164,165, 166,167,168,169,170,175,176,177,178,179,180,181,182(P),183(P) & 184 of Jakkampudi village, Vijaywada Rural Mandal, Krishna district to an extent of Ac.132.85 Cents – Draft Variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₂) DEPARTMENT

G.O.Ms.No. 377

Dated 03.06.2009.

Read the following:-

1. G.O.Ms.No.677, M.A.&U.D. Department, dated 29.12.2006.
2. From the Vice-Chairman, VGTM UDA, Rc.No.C5-10498/2008, dated 01.12.2008.
3. Government Memo.No.19776/I₂/2008-1, dated 04.02.2009.

ORDER:

The draft variation to the Zonal Development Plan of Gollapudi Zone, issued in Government Memo. third read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.85, Part-I, dated 09.02.2009. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada. The applicant, i.e., Revenue Department has been requested to consider paying conversion charges of Rs.1,66,60,720/- to the authority either in the form of cash or in the form of equivalent land in the proposed township area as the authority is in need of land bank / funds. The allotted land, if any, will be utilized for public purpose only. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing. Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

Copy to:

The Applicant through the Vice-Chairman, VGTM Urban Development Authority, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling, Vijayawada.
The District Collector, Krishna District, Vijayawada.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Gollapudi zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.85, Part-I, dated 09.02.2009 as required by sub-section (3) of the said section.

... 2..

VARIATION

The site in R.S.No.157,163,164,165,166,167,168,169,170,175,176, 177,178,179, 180,181,182(P),183(P)&184 of Jakkampudi village, Vijaywada Rural Mandal, Krishna district to an extent of Ac.132.85 Cents., the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural use, recreational use, and water bodies use in the Zonal Development Plan of Gollapudi zone of Vijayawada, Guntur, Tenali, Mangalagiri Urban Area, sanctioned in G.O.Ms.No.677 M.A. & U.D. Department, dated 29.12.2006, is now proposed to be designated as Residential use as shown in the modification to the Zonal Development Plan vide M.Z.D.P. No.06/2008/Gollapudi, which is available in the office of the Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority; subject to the following conditions; **namely:-**

- (a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- (c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (d) the change of land use shall not be used as the proof of any title of the land.
- (e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- (g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.
- (h) that mandatory (10%) open space may be provided in the land earmarked for recreational use to the extent possible.
- (i) that the Revenue Department shall take enough precautionary while diverting the Budameru Channel all along the proposed ZDP roads / donkas.

SCHEDULE

The following is the schedule of boundaries for the site in R.S. No.157,163,164,165,166,167,168,169,170,175,176,177,178,179,180,181,182(P),183(P) &184 of Jakkampudi village, Vijaywada Rural Mandal, Krishna district to an extent of Ac.132.85 Cents.

- North :** Existing Donka falling in R.S.Nos.171,172,173, & 174 of Jakkampudi Village.
- South :** The site falling in R.S.Nos.161,163 (P), 182(P), 183(P) 185,186, 188 & 189 of Jakkampudi Village.
- East :** Existing 100'-0" wide falling in R.S.Nos.156,158,159,161,228 (P) & 264 of Jakkampudi Village.
- West :** Existing Budameru and Donka falling in R.S.Nos.61 (P), 65,66,67 & 68 of Jakkampudi Village.

Dr.C.V.S.K.SARMA,
Principal Secretary to Government,

Section Officer.